

## Scott Gustin

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**From:** David Zacharis <david@zacharis.com>  
**Sent:** Monday, July 06, 2020 7:10 PM  
**To:** Scott Gustin  
**Subject:** Support for Burton's Conditional Use Application

[WARNING] External Message

Hello Scott,

I'm writing to share my support for Burton's conditional use application. We think it will be transformative and a giant net positive for our neighborhood and the Burlington Arts Scene. My wife and I live in the South End. Since we bought our house, we have watched the South End, it has become a vibrant place to live. We often walk our dog on Queen City Park Road. Just this weekend we daydreaming about the day that we could walk to shows there. We are looking forward to having a world class performing arts center in a location that is easy to get to, either by bike or on foot.

I enthusiastically endorse Burton's conditional use application. I have full confidence in Burton and Higher Ground to responsibly manage the venue based on their extensive concert and event experience, and their long-standing commitment to our community.

best regards,

David

RECEIVED

JUL 06 2020

BURLINGTON  
PERMITTING & INSPECTIONS

**David Zacharis**

zacharis.com | about.me/davidzacharis

## Scott Gustin

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**From:** John Boone <jbgoode@gmail.com>  
**Sent:** Monday, July 06, 2020 6:28 PM  
**To:** Scott Gustin  
**Subject:** please approve the Burton/Higher Ground project!

[WARNING] External Message

Hi there, my name is John Boone and I've been a Burlington resident for just over 20 years now. My older son is a recent BHS graduate who is attending UVM next year, and my younger son is a rising sophomore at BHS. My wife and I have owned our home in the New North End for most of those 20 years, and I care deeply about Burlington and our place in the larger community of Vermont and Northern New England.

I'm writing to support the proposal to allow Burton and Higher Ground to create an arts venue on Queen City Park Road. I think it's a fantastic idea! The live music scene in town has always thrived in smaller Church Street clubs and other places around town, but with Memorial Auditorium on ice for the foreseeable future, this project really fills a void that we are missing. Burlington has always been the arts and culture mecca for a large area around, and this project would bring in people from all over Northern New England for shows.

Our family has been involved in the local theater arts and music world for years, and it's hard to overstate the positive impact the arts have on a community. They bring us together, they challenge us together, and they make our town a better place to live. The fact that this will be bikeable to everyone in town will be awesome! And it will be even more easily driveable once the Champlain Parkway is done.

From what I can tell, Burton and HG have done their homework to address important neighborhood concerns, and both have been Burlington institutions for years. They have extensive experience with concert and event management, so will be able to run the venue in a way that makes it a good part of the community.

I think the vast majority of Burlington residents agree with me. In any conversation I've had with my town friends about it, the reaction is universally, "really? that would be amazing!" So let's make it happen!

## Scott Gustin

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**From:** Bill Keogh <bkeoghsr@yahoo.com>  
**Sent:** Monday, July 06, 2020 4:22 PM  
**To:** Scott Gustin  
**Subject:** Burton

WARNING: External Message

Scott...I'm on the perimeter of Burton, which plans to host Higher Ground on its campus. I've attended many meetings on this and believe it would be a valuable addition to the South End. It would be a fine attraction to the City. Sure there will be some traffic as there would be any other business addition. The Parkway will absorb most of it, thus sparing nearby neighbors. I hope the DRB supports the proposal.....Finally, Burton has proven to be a responsible employer over the years. It is safe to assume that any resulting problems will be dealt with responsibly by Burton.

Buton

Sent from Mail for Windows 10

## Scott Gustin

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**From:** Anthony Flynn <anthonyflynn@gmail.com>  
**Sent:** Monday, July 06, 2020 4:17 PM  
**To:** Scott Gustin  
**Subject:** Higher Ground in the south end

[WARNING] External Message

Hello,

I am a resident of Burlington and a full supporter of Burton's project to build a performing arts center on Queen City Park Road.

Adding a music venue and hub of entertainment and food will be a great addition to the south end. As an engineer who is involved in the design and construction business, I have no doubt that the noise will not be an issue assuming they build in the proper sound proofing as part of the renovation, as they have promised.

The opposition feels like a typical "not in my backyard" argument, one which we should be careful to give too much credit. Please help make this a reality for Burlington and its residents!

Thank you,  
Anthony

## Scott Gustin

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**From:** Colin Alger <ColinA@burton.com>  
**Sent:** Monday, July 06, 2020 9:13 AM  
**To:** Scott Gustin  
**Subject:** South End Updates - Higher Ground

**WARNING: External Message**

Hello!

I'm a full supporter of Burton's project to build a world class performing arts center on Queen City Park Road that I can walk or bike to. I love everything else about the Hub idea too. Please help consider pushing this project through as there is so much potential and opportunity that awaits....

Regards  
Colin Alger

## Scott Gustin

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**From:** Brett Smith <aaron\_05401@yahoo.com>  
**Sent:** Monday, July 06, 2020 12:43 PM  
**To:** Scott Gustin  
**Subject:** In support of Burton performing arts zoning permit (20-0854CA/CU 266 Queen City Park Rd)

WARNING: External Message

Hello Scott.

I have lived at 209 Austin Drive, as a neighbor of Burlington's industrial zone for roughly twenty years.

I am writing to share that my family (wife and 3 kids) supports the addition of the performing arts space in the industrial zone.

I think this is a positive step in the evolution of Burlington and its south end that feels in line with other things that make us love where we live: improvements to our parks and bike paths, having a nice grocery store in the South End, the addition of Talent Skatepark at Burton, (hopefully) the expansion of a rock gym, etc. These changes make the south end vibrant and livable for families.

I trust that noise and traffic will be considered and managed appropriately by DRB/zoning and the businesses themselves.

My observation over 20 years is that Queen City Park Road businesses have been *good* neighbors. For example, the Burton Summer Sale and Rhino's fund raising events have added value to our neighborhood. We certainly would prefer to see arts and snowboards compared to most other types of manufacturing (after all when I moved here the space in question was a munitions manufacturer).

Brett

Sent from my phone.

## Scott Gustin

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**From:** Sara Jacobi <jacobi.sara@gmail.com>  
**Sent:** Monday, July 06, 2020 12:35 PM  
**To:** Scott Gustin  
**Subject:** Higher Ground @ Burton

[WARNING] External Message

Hello,

I'm a resident of Burlington and a full supporter of Burton's project to build a performing arts center on Queen City Park Road. We live right on the bike path and biking down to a show & getting some dinner sounds like a great way to spend an evening! I love everything else about the Hub idea too - it will be an added "landmark" for people visiting Burlington to come check out when they are in the area, which is great for the city. Please don't let a small but vocal group of neighbors dominate the conversation - after all, they live in a city and there are a lot of places in Vermont by lakes that are not near a concert venue, and even so, impacts to neighbors will be extremely minimal. If I lived in the South End I would be equally as psyched about this.

Thanks,  
Sara

## Scott Gustin

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**From:** Jason LaMonde <jlamonde@gmail.com>  
**Sent:** Monday, July 06, 2020 11:23 AM  
**To:** Scott Gustin  
**Subject:** In Support of the Burton / Higher Ground Project

WARNING: External Message

Hi Scott - Sending a note of full fledged support for the Burton / Higher Ground project and approving the conditional use application. I have lived in Burlington's South End for 14 years and would absolutely love a live music and event venue that is easily accessible by car, foot, or bike via Pine Street and the bike path. In my 14 years I have seen the South End blossom in so many ways! I see this project as such a natural continuation of making it a vibrant destination for dining, retail, and the arts!

Thanks,  
Jason LaMonde  
47 Catherine Street  
Burlington, VT 05401



## Scott Gustin

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**From:** Eric Bergstrom <ericb48@gmail.com>  
**Sent:** Monday, July 06, 2020 11:14 AM  
**To:** Scott Gustin  
**Subject:** Burton x Higher Ground Support

[WARNING] External Message

Hello Mr. Gustin,

I am writing to give my full support to Burton's conditional use permit application. I believe that the mixed use space Burton is looking to create will be something unique and positive for the greater Burlington community. Through my travels I've seen similar spaces converted into multi-use, including a performance element, that bring vitality to areas of cities that otherwise may sit under utilized.

The space will be easy to get to by walking or bicycle riding for many people living in Burlington and South Burlington. Seeing what Higher Ground is currently doing with their Drive-In concerts in Essex, I am confident that they will operate the performing center in a way that is respectful and addresses any neighborhood concerns.

Please consider this email from an enthusiastic supporter of the Burton x Higher Ground project.

Thank you,

Eric Bergstrom  
South Burlington

## Scott Gustin

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**From:** chris fidler <fidler.awesome@gmail.com>  
**Sent:** Monday, July 06, 2020 10:17 AM  
**To:** Scott Gustin  
**Subject:** Growing South End

**WARNING: External Message**

Hi Scott - As a long time south end resident I wanted to send you a quick note regarding the plan Burton has put into place for their South End hub. It has been incredible to see the south end continue to grow and thrive over the last decade, I am on my second home in this area and love that it continues to become more of an accessible spot. We have easy access to so much more than we did 10 years ago (Zero Gravity, Great Northern, Pizza 44, City Market, etc..... and this would help continue to expand options for everyone in the south end. I am in full support of their proposal and I am excited to see the continued transformation into a neighborhood with all sorts of local options within walking distance.

Thanks for your time!  
Chris

## Scott Gustin

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**From:** Jesse Dawson <dawson.jesse@gmail.com>  
**Sent:** Monday, July 06, 2020 9:36 AM  
**To:** Scott Gustin  
**Subject:** Higher Ground + Burton

[WARNING] External Message

Hello!

I live in the Oakledge area, on Harrison Ave, and can't wait for the new project with Burton + Higher Ground to be completed. I think it will bring wonderful culture and business to the area. I fully support this move and hope the city does too.

Best,  
Jesse Dawson

## Scott Gustin

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**From:** Sadie Harris <sadie.h.05401@gmail.com>  
**Sent:** Friday, July 03, 2020 11:29 AM  
**To:** Scott Gustin  
**Subject:** Concerts in South end

**WARNING: External Message**

Hi!  
I'm writing to share my excitement about Burton's and Higher Ground's plans to create a concert venue. It would be so great and in a place that many could walk and bike to!  
Taking a facility that used to make military equipment and converting it to a place to make music and art sounds amazing! They have a great plan and it would make the south end an even better place.  
Sadie

## Scott Gustin

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**From:** Carolyn Bates <cbatesbt@gmail.com>  
**Sent:** Friday, July 03, 2020 11:58 AM  
**To:** Scott Gustin  
**Subject:** Burton and Higher Ground

[WARNING] External Message

I'm a full supporter of Burton's conditional use application. They have done their homework to build a great plan, and I have full confidence in Burton and Higher Ground to responsibly manage the venue based on their extensive concert and event experience, and their long-standing commitment to our community.

carolyn  
20 caroline st  
burl  
july 3, 2020

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802-238-4213  
[carolynbates.com](http://carolynbates.com)  
po box 1205,  
burlington, vt 05402

## Scott Gustin

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**From:** Andrew Mack <BCSsingers@comcast.net>  
**Sent:** Friday, July 03, 2020 4:36 PM  
**To:** Scott Gustin  
**Cc:** Kevin Walker  
**Subject:** Proposed concert venue by HG-Burton collaboration

[WARNING]: External Message

Scott

The Burlington Choral Society (BCS) has been interested in this concert venue collaboration since the idea was germinated. I am hoping that we can be present when the space is designed, to offer advice on what will be need to make it a classical music venue, if possible. There are quite a few local organizations that cry out for an affordable rental venue suitable for classical music, especially choral, that will seat a larger audience. Presently, we struggle at a maximum of 300-350 seats, but cannot afford the Flynn at over 1,400. Also, if this is successful, HG will be able to present attractions that require a larger audience than the Lane Series can provide at UVM.

Justin has assured me in the past that we can be included in the planning. If that happens as proposed, I offer our support for this project. If not, it will not be relevant to our needs.

Although my term as President of the BCS has expired, I have been authorized by the Board of Directors to be the point person for this project. The current BCS President is Kevin Walker.

Regards, Andrew

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Andrew Mack - BCS Board of Directors

## Scott Gustin

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**From:** David Means <means.davidlee@gmail.com>  
**Sent:** Saturday, July 04, 2020 7:53 AM  
**To:** Scott Gustin  
**Subject:** Burton/Higher Ground music venue

[WARNING]: External Message

Hello,

I am a long-time Burlington resident (Hill Section) and am writing to express my full and complete support for this project. I have closely followed the on-going narrative, both positive and negative, and believe that this project is in the best interest of Burlington and its citizens. Having a well-run, professional music/arts venue on the south side will go a long way to making our great city even better and encourage continued commercial growth in the area. I attend a lot of concerts at Higher Ground, The Flynn and others theaters around the area and believe the Burton project to be one of the most exciting opportunities to come around in a long time.

David Means  
80 Prospect Pkwy  
Burlington, VT. 05401

**Scott Gustin**

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**From:** Jabez Boyd <jabezboyd@gmail.com>  
**Sent:** Saturday, July 04, 2020 11:27 AM  
**To:** Scott Gustin  
**Subject:** Support for Burton and Higher Ground

[WARNING]: External Message

Hi,

I am writing to share my support of the Burton and Higher Ground project. I live at 10 Dunder Rd in Burlington's South Cove neighborhood and believe the project would be a fantastic addition to the South Ends existing arts and culture scene. I am not concerned about traffic or noise being an issue.

Thank you,

Jabez Boyd



## Scott Gustin

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**From:** Stacey Steinmetz <stacey@threeneeds.net>  
**Sent:** Saturday, July 04, 2020 11:49 AM  
**To:** Scott Gustin  
**Subject:** Burton/Higher Ground Project

**WARNING: External Message**

Hello from 295 South Cove Road in the South End.

I am sending this note to you in full support of the Burton Project on so many levels:

- Burton is a great community member, and I see this project as a springboard for so much good for our community as this becomes a world-class headquarters for an amazing brand that emulates the values of our community
- The ability to be able to bike so easily for cultural experiences – great food, art, music etc. only enhances my living experience in the south end.
- This concept is something I have seen in other forward thinking communities and cities. They are filled with life, joy, and the essence of community coming together.
- The music element will be handled by experienced professionals and not newcomers testing a concept. Higher Ground has proven their ability to anticipate needs and proactively accommodate for seamless execution, no matter the venue, as illustrated by experiences they have created at the Shelburne Museum, Essex Expo, South Burlington Higher Ground, not to mention experience with larger events throughout the northeast. What an opportunity to bring this experience to Burlington.
- As a homeowner and a Burlington Business owner, who experiences increases in property taxes and constant increase to rooms and meals taxes to meet city shortfalls, I am delighted to welcome this community hub that will be a new source for our tax base.

I am a full supporter for Burton's Conditional Use permit.

Many thanks.

Stacey Steinmetz

## Scott Gustin

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**From:** Robert Foley <rob@foleyvt.com>  
**Sent:** Sunday, July 05, 2020 8:53 AM  
**To:** Scott Gustin  
**Subject:** Support for Zoning Application of Higher Ground and Burton

**WARNING: External Message**

Hi Scott. As a resident of Burlington I just wanted to express my support for the zoning application of Higher Ground and Burton. As a City and community we are going to face many upcoming economic challenges and we must do everything we can to ensure the long term viability of our City. This project will make Burlington a more appealing place to live and work. It will also bring in much needed tax dollars including additions to our local option sales tax.

I realize that many people are scared of venues that attract groups of people right now. However, the current public health environment is going to change (probably quicker than most people anticipate) and when it does we need to be positioned as a community and local economy to take advantage of that. This project will allow us to do so.

Thank you very much and feel free to add this email to the public comments for their application.

**Scott Gustin**

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**From:** Trinka Kerr <trinkakerr@gmail.com>  
**Sent:** Sunday, July 05, 2020 11:42 AM  
**To:** Scott Gustin  
**Cc:** justinw@burton.com  
**Subject:** Burton Higher Ground Project, 7/7/20 meeting

[WARNING]: External Message

Hello Burlington Development Review Board, I am writing to express my support for the development of a concert venue (and cool restaurants!) at the Burton facility on Queen City Park Road. I live in Queen City Park, and have lived here for almost forty years. During that time QCP has changed quite a bit. It's time for the industrial area near the entrance to QCP to change as well.

I know some of my neighbors have some concerns about this proposal. However, to me the idea of having great music and food within walking distance of my home sounds exciting and fun. And way better than having an empty warehouse sitting by the entrance to QCP.

Because the proposal only allows indoor music, I don't expect the decibel level from the concerts themselves to disturb my neighborhood. If noise from vehicles or rowdy concert goers do disturb my neighbors, I expect Higher Ground staff to address that appropriately. Perhaps there should be a review after a few months which includes the surrounding community to assess any adverse impacts, and figure out ways to fix them.

I urge the Review Board to approve the proposal.

Sincerely,  
Trinka Kerr

## Scott Gustin

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**From:** Richard White <ricobtico@gmail.com>  
**Sent:** Sunday, July 05, 2020 1:15 PM  
**To:** Scott Gustin  
**Subject:** Burton Higher Ground Project

[WARNING] External Message

Hello Burlington Development Review Board,

I am writing to express my opposition to the development of a concert venue and food hub at the Burton Facility on Queen City Park Road, as it is now proposed.

As proposed minimal mitigation of sound and traffic impact on the local neighborhoods has been developed. Additionally Burton /Higher ground have offered no thoughts or willingness to consider mitigations. Nor do they exhibit consideration of the impact their development is likely to have.

There are numerous examples of mitigations being executed throughout the country as responsible developers work with the local neighbors to make sound and traffic less invasive and bothersome. Most recently I recall working with the Lowe's franchise when they moved into our neighborhood off Shelburne Road. They did make some mitigations for which I am very thankful.

I am sure that there is a responsible way to make this work for our community. I have found Burton, and Higher Ground resistant to working with us to make things work well.

Since they have not, I oppose granting your approval for this project, as it now stands, and urge you to reject it.

Sincerely,

Richard White  
56 Central Avenue  
S . Burlington, VT

## Scott Gustin

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**From:** Shannon Cunniff <secunniff@gmail.com>  
**Sent:** Sunday, July 05, 2020 2:46 PM  
**To:** Scott Gustin  
**Subject:** Burton

WARNING: External Message

I'm writing to let you know of my support for Burton's conditional use application. By teaming up, Burton and Higher Grounds will repurpose an aging industrial building for a new use that will enhance Burlington as a vibrant place to live, providing positive transformation throughout the South End. We need more music and art with easy bicycle access -- I intend to ride my bike there from the Old North End. We need to repurpose facilities and infill and at the same time discourage sprawl -- this will make our town more sustainable, more walkable and bike-able, and improve the quality of life in myriad ways for all Burlingtonians and beyond. Thank you.

-- Shannon

## Scott Gustin

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**From:** Cliff Rader <cliffnader@gmail.com>  
**Sent:** Sunday, July 05, 2020 4:35 PM  
**To:** Scott Gustin  
**Cc:** JustinW@burton.com; Alan Newman  
**Subject:** Burton Hub Conditional Use Permit Application

[WARNING] External Message

Dear Steve -

I want to let you know that I fully support the Burton Hub Project, and am particularly excited by the partnership with Higher Ground.

I have read over the material provided by the project sponsors, as well as the other documents provided on the DRB Agenda website. I have to say I think the sponsors have done an excellent job at responding to all concerns raised during the planning process.

To me, this project is what makes Burlington special, and will help to ensure that Burlington can maintain an economic base that is sustainable, and frankly, world-class.

If you or your staff have additional concerns, I am positive that the project sponsors can work to address them. Burlington needs projects like this one; let's not squander such a wonderful opportunity.

Thanks,

Cliff Rader  
135 Lakeview Terrace  
Burlington, VT 05401



## Scott Gustin

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**From:** Ted Castle <TCastle@rhinofoods.com>  
**Sent:** Sunday, July 05, 2020 5:48 PM  
**To:** Scott Gustin  
**Subject:** Burlington Development Review Board - Burton

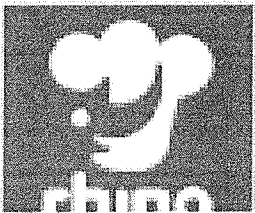
WARNING: External Message

To Whom it may concern,

I'm writing to share my support for Burton's conditional use application. Burton and HG will team up to repurpose an aging industrial building for a new use that will enhance Burlington as a vibrant place to live. This will be another great example of a positive transformation throughout the South End.

I am the owner of Rhino Foods and the building on 179 Queen City Park Rd. and also the open lot at 225 Queen City Park Rd between Rhino and Edlund Co. I believe the Burton project is well thought out and will provide the south end a unique opportunity to continue to prosper in a manner that enhances the city and our neighborhood. We are fortunate that Burton has the foresight and the wherewithal to bring such a valuable opportunity to the city.

Sincerely,  
Ted



**Ted Castle**  
CEO and President  
**Rhino Foods, Inc.**

[www.rhinofoods.com](http://www.rhinofoods.com)

📞 802.861.7980 📞 802.882.02

*Note: our street address has changed, but our physical location has not.*



## Scott Gustin

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**From:** Eli Lesser-Goldsmith <powereli@gmail.com>  
**Sent:** Sunday, July 05, 2020 10:15 PM  
**To:** Scott Gustin  
**Subject:** Higher Ground / Burton Project

WARNING: External Message

Scott, please help progress this project. Vermont NEEDS development like this for a number of reasons. Its massively important to help recruit new Vermonters to move and live here, and to help grow the tax base. Plus, it's a rad project that most people support, except for a very vocal minority.

Two thumbs UP!

Eli

Eli Lesser-Goldsmith  
222 Dorset Street | South Burlington, VT 05403  
802 - 863 - 9111 | Direct

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## Scott Gustin

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**From:** Dave Gurtman <dave.gurtman@gmail.com>  
**Sent:** Monday, July 06, 2020 8:38 AM  
**To:** Scott Gustin  
**Subject:** 20-0854CA/CU; 266 Queen City Park Road Public Comment

WARNING: External Message

Hi Scott and members of the Burlington DRB,

My name is Dave Gurtman. I live in the Queen City Park neighborhood of South Burlington, work in Burlington and own a business and real estate in Burlington. I am also a former member of the Burlington Planning Commission.

I'm writing to support the Conditional Use Application for 20-0854CA/CU; 266 Queen City Park Road,

I trust the professionals on staff at Planning and Zoning to review the aspects of the project and I am hopeful that it will receive approval. I also trust the professionals engaged by the applicant to ensure that its design is compatible with zoning requirements.

I disagree with many of my neighbors who have NIMBY concerns with this change (traffic, noise, crime) as I believe these concerns can be capably dealt with by the applicant as presented in their application.

One point that I think is also lost here is that the ELM already has permitted uses that could (or do) create more of an impact with respect to the NIMBY concerns including manufacturing, lumber yards, and public transit terminals. And these are not even conditional uses. Though surrounded by residential neighborhoods, most if not all of those residents moved in knowing that they were neighboring an industrial park that would have uses that might generate noise or traffic. As a community, we can't shut the door behind us. We live in the state's largest cities and need to welcome individuals and businesses that want to invest in revitalizing underutilized space in an industrial park.

Lastly, I urge the DRB to consider adopting a growth mindset, not in the absolute sense of growth by adding density/uses/development but in the sense described in *planBTV*. The City needs to adapt and change over time. For me, in its most basic sense, we are talking about a land use change allowing the adaptive reuse of a underused factory/manufacturing plant to a performing arts venue and, to me, it seems an easy choice.

I hope you enjoyed the long holiday weekend and thank you for your service!

Dave

## Scott Gustin

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**From:** Cory Sweitzer <corys@burton.com>  
**Sent:** Monday, July 06, 2020 8:56 AM  
**To:** Scott Gustin  
**Subject:** Burton Hub - Conditional Use Permit

[WARNING] External Message

Dear Mr. Gustin,

I'm writing to share my support for Burton's conditional use application. Burton and HG will team up to repurpose an aging industrial building for a new use that will enhance Burlington as a vibrant place to live. This will be another great example of a positive transformation throughout the South End. What's better than taking a facility that used to make military equipment and converting it to a place to make music and art! It will be a huge miss if Burlington passes over this opportunity.

Thanks for your time.

**Cory Sweitzer**  
Senior Video Editor  
**Burton Snowboards**  
w. 802.652.6701  
e. [corys@burton.com](mailto:corys@burton.com)